

**RIVERDALE LAND USE ADVISORY COMMITTEE
MINUTES OF THE MEETING
DECEMBER 19, 2016**

CALL TO ORDER	Chairman Scot Hedstrom called the meeting to order at 6:30 p.m. Committee members were present as follows: Scot Hedstrom, Hank Galpin, and Lacy Galpin. Denise Rowell was absent. Altogether nine people were present.
APPROVAL OF MINUTES	Hank Galpin motioned that the minutes of the last meeting, 11-21-16, be approved. Scot Hedstrom seconded it. The motion passed unanimously.
OLD BUSINESS	None.
NEW BUSINESS	
Review a request from APEC Engineering, Inc., on behalf of Thornton Motorsports, LLC for Preliminary Planned Unit Development (PUD) and Preliminary Plat Approval of Montana Raceway Subdivision, a 57-lot residential subdivision located at 3790 Highway 93 North near Kalispell. Containing Approximately 40.6 acres, the subject property is located within the Highway 93 North zoning district and is currently zoned AG-40 Agricultural. The	<p>Kari Nielsen presented the PUD request and Preliminary Plat Approval and accompanying documents.</p> <p>A lengthy discussion followed. Although the Committee did not object to residential development, the following concerns were voiced:</p> <ol style="list-style-type: none">1. Lack of secondary access2. Density3. Storm water infiltration/runoff4. Necessity of adequate perimeter fencing to protect Majestic Valley Arena from liability due to accidents involving people and livestock, and to protect neighboring properties5. Proximity to the landfill, particularly regarding water quality6. Right to Farm <p>Hank Galpin made a motion to recommend approval of the PUD request and Preliminary Plat Approval including a list of the Committee's concerns. It was seconded by Scot Hedstrom. The motion failed two to one.</p> <p>Hank Galpin made a motion to neither recommend nor deny recommending approval of the PUD request and Preliminary Plat Approval to remain neutral because of the concerns stated above. Scot Hedstrom seconded the motion. The motion passed three to zero.</p>

applicant has also requested a zone change from AG-40 to R-1 with an overlay PUD to increase density. The lots would be served by a public water supply and individual wastewater treatment systems with common drain fields.

Scot Hedstrom adjourned the meeting at 7:50 p.m.